4324 CENTRE A Street, Calgary T2E 3B1

MLS®#: A2180625 **Highland Park** Listing 11/22/24 List Price: **\$400,000**

Date:

Status: **Active** County: Calgary Change: None Association: Fort McMurray

General Information

Prop Type: Residential Sub Type:

Semi Detached (Half

Duplex) Finished Floor Area

Calgary Abv Saft: 814 1957 Low Saft:

Ttl Sqft:

4,165 sqft

Parking

DOM

Layout

Beds:

Baths:

Style:

92

Ttl Park: 0

3 (2 1)

Side

2.0 (2 0)

Bungalow, Side by

Garage Sz:

Access:

City/Town:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

Lot Feat: Back Lane, Back Yard, Front Yard, Landscaped

Park Feat: None

Utilities and Features

Roof: Asphalt Shingle

Heating: **Forced Air**

Sewer:

Ext Feat: Private Entrance. Private Yard Construction: Stucco Flooring:

Carpet, Hardwood, Linoleum

Water Source: Fnd/Bsmt: **Poured Concrete**

Dryer, Electric Stove, Refrigerator, Washer Kitchen Appl:

Level

Int Feat:

See Remarks

Utilities:

Room

Room Information

Kitchen With Eating Area

Main 4pc Bathroom Main Living Room Main 4pc Bathroom Lower <u>Dimensions</u> 15`0" x 9`6"

18`5" x 13`1"

Room **Bedroom Bedroom - Primary**

Bedroom

Level Main Main

Lower

814

Dimensions 10`11" x 8`11" 11`8" x 10`10" 13`5" x 10`9"

Legal/Tax/Financial

Title:

Zoning: R-CG

Fee Simple

8811165 Legal Desc:

Remarks

Pub Rmks:

Must be sold with the attached unit 4326. Total sale price for both units is \$1,200,000. Discover the potential of this massive 75' x 130' lot located on a quiet street in the vibrant and evolving community of Highland Park. Zoned RC-G, this property offers unparalleled flexibility for future builds, making it a dream for developers and investors alike. Currently home to a side-by-side duplex, each unit features both upper and lower living spaces, providing options for rental income or a holding property with a bit of TLC. The east-facing orientation offers the possibility of stunning views with a future two-storey build, adding to the property's long-term appeal. This prime location puts you in one of Northwest Calgary's most exciting neighborhoods, surrounded by amenities, parks, and easy access to downtown. Please note: Units 4324 and 4326 must be sold together. Don't miss your chance to secure this exceptional opportunity and be part of Highland Park's growth story! N/A

Inclusions: Property Listed By:

Real Estate Professionals Inc.

